

# A Resolution

NO. 5068-03-2019

## ESTABLISHING STOP SIX DESIGN BOUNDARY AND STANDARDS FOR SINGLE FAMILY DEVELOPMENT RECEIVING NEIGHBORHOOD EMPOWERMENT ZONE INCENTIVES

**WHEREAS**, on March 23, 2010, the City Council adopted Resolution No. 3869 to update the Stop Six Neighborhood Empowerment Zone Strategic Plan, which contains design guidelines for single family development; and

**WHEREAS** on January 29, 2019, the City Council approved M&C G-19467, which amended the Neighborhood Empowerment Zone Program (NEZ) Basic Incentives and Tax Abatement Policy to include minor design guidelines for single family development and requires compliance with those guidelines and compliance with any design guidelines in adopted NEZ strategic plans to receive NEZ incentives; and

**WHEREAS**, on January 29, 2019, the City Council adopted, Resolution Nos. 5041 and 5042 dissolving all then existing NEZ areas and designating six NEZ areas but leaving adopted strategic plans in effect; and

**WHEREAS**, the Stop Six Strategic Plan is located in NEZ Area Six and in Council District 5; and

**WHEREAS** Councilmember Gyna Bivens has requested that the 2010 Stop Six NEZ design guidelines for single family development be updated and converted to objective design standards; and

**WHEREAS** the City Council finds that the proposed Stop Six design boundary and standards would promote the creation of quality affordable housing in the area

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

That the attached Stop Six design boundary and standards are adopted as an amendment to the Stop Six NEZ Strategic Plan and shall apply to single family development receiving NEZ incentives.

Adopted this 19th day of March, 2019.

ATTEST:

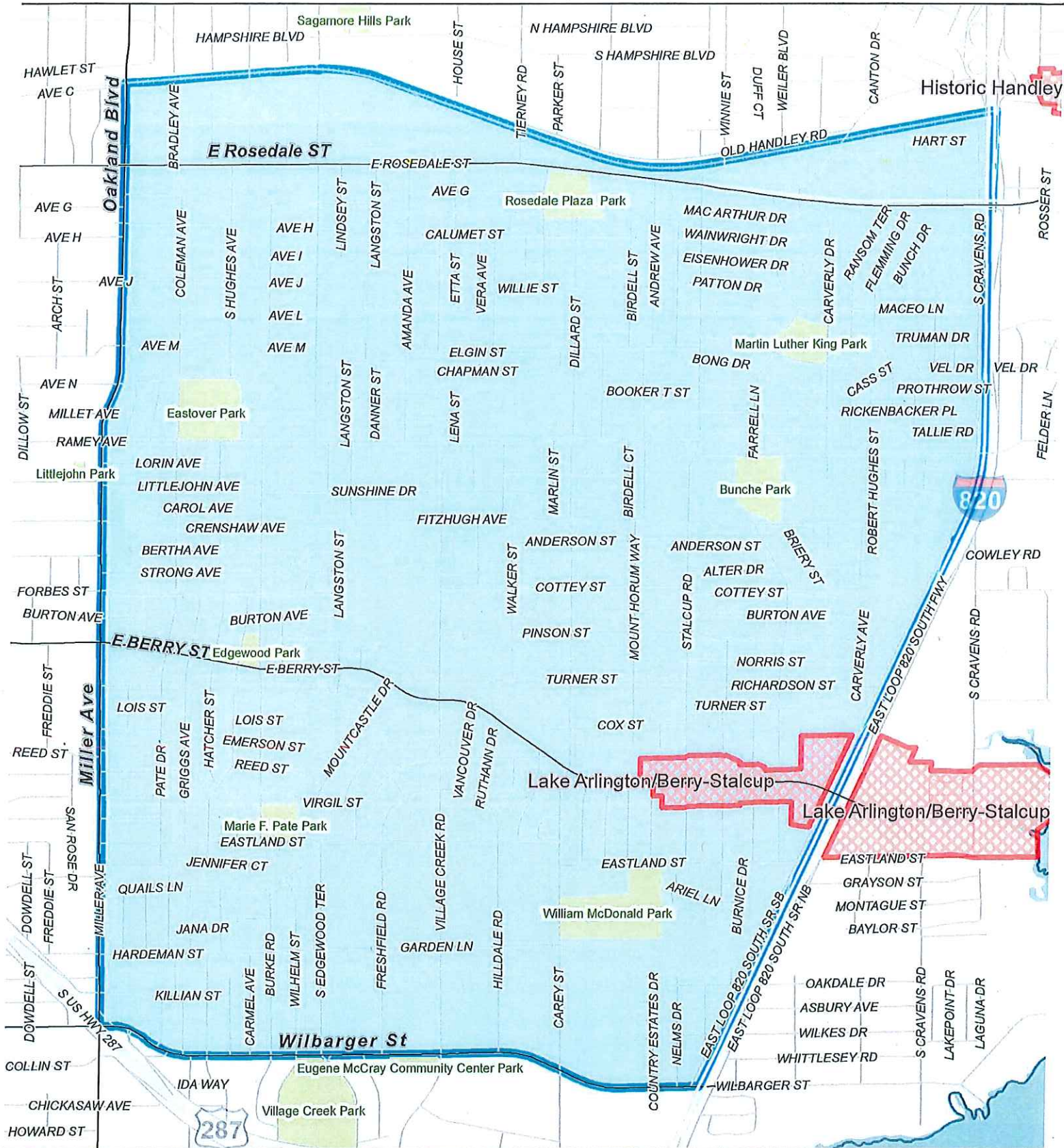
By: \_\_\_\_\_

Mary J. Kayser, City Secretary





# Stop Six NEZ Design Boundary



- Design Boundary
- Urban Village
- Parks



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## Stop Six Single Family Design Standards

Adopted 3/19/2019

ELEMENT	STANDARD
Site Planning	All projects shall follow the requirements of the base A zoning district.
Building Materials	At least 70% of all sides of a new residential structure shall be masonry: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels
Garages	All required parking spaces (minimum of 2 for a 3 bedroom unit) shall be behind the front wall. A two-car garage is preferred; a minimum of one-car garage shall be provided. The garage shall be located at or behind the front wall and shall not project in front of the front wall.
Building Design Architectural Features	<p>Homes shall have an entry feature such as a porch or stoop that faces the street.</p> <p>Front porches are encouraged. Open porches can extend up to 10 feet into the front yard to encourage larger porches. If a porch is provided, it shall be a minimum 6 feet in depth.</p> <p>Homes shall have a minimum of one 8 square foot window on all sides of the house, with larger or additional windows preferred facing a public street.</p> <p>Front doors shall face the public street and shall be visible from the public street. Front door openings shall not be recessed more than 4 feet from the front wall containing a window.</p>
Landscaping	<p>One minimum three-inch diameter tree shall be planted in the front yard and one minimum three-inch diameter tree shall be planted between the sidewalk and curb/in the parkway or on the front property line in the case of utility conflicts. If a cul-de-sac lot does not have adequate parkway for tree spacing, a second tree can be placed elsewhere within the lot.</p> <p>A variety of landscape plants and materials in the front yard is highly encouraged. Landscaping should be kept to a height to allow visibility to and from doors and windows.</p>